

CUY - OPPORTUNITY CORRIDOR PID 77333

PLAN DEVELOPMENT PROCESS MAJOR STEP 7 (FINAL ALIGNMENT)

RELOCATION ASSISTANCE PROGRAM SURVEY



Prepared for:

HNTB Ohio, Inc. on behalf
of the Ohio Department of
Transportation
District 12

Prepared by:



September 15, 2012



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1.0 EXECUTIVE SUMMARY

Opportunity Corridor is aimed at connecting I-490 to the east side neighborhoods of Cleveland including the University Circle neighborhood with a transportation infrastructure that will support the revival and economic development of large tracts of vacant industrial and residential land along the project corridor. The study area is broken into three (3) sections as follows: West Section - E. 55th Street to E. 75th between Norfolk Southern Railway Lines to the North and Francis Avenue to the South; Central Section - E. 75th Street to Quincy Avenue between Norfolk Southern Railway Lines to the West and Woodhill Road to the East; and finally the East Section - Quincy Avenue to Cedar Avenue along E. 105th Street. These areas are all located in various community neighborhoods known as Slavic Village, Kinsman, Buckeye, Fairfax and University Circle.

The Opportunity Corridor Project would not only create transportation benefits, but would include potential economic growth, new jobs and a new identity for the various communities. The City of Cleveland, the Greater Cleveland Partnership and the city's business community is currently working in coordination with the Ohio Department of Transportation (ODOT) on improving access for the area between I-490 and University Circle.

Prior to the actual construction of such a project, a comprehensive planning process is followed to determine a project's reasonableness, cost effectiveness and overall feasibility. Part of this planning process is the Relocation Assistance Program (RAP) Survey, which reviews the impacts the project will have on individuals, families and businesses caused by the acquisition of their property. This survey is concerned with estimating the number of households and businesses to be displaced, as well as the availability of replacement sites, access to community facilities and the overall impact on the housing market, among other items. After completing "non-intrusive" field surveys of the areas to be impacted, as seen in the conceptual alternatives provided by HNTB, Ohio, Inc. (HNTB), the following sections have been identified as sites with potential displacements:

-  West Section - East 55th Street to East 75th Street
-  Central Section - East 75th Street to Quincy Avenue
-  East Section - Quincy Avenue to Cedar Avenue

The information listed below was provided by HNTB. Among these sections, the table below identifies the type of structures impacted as follows:

West Section		Central Section		East Section	
Residential	Commercial	Residential	Commercial	Residential	Commercial
47	3	12	18	4	3

Note: This is an indication of structures only and does not necessarily indicate number of relocations.

The project will improve access to the southeastern end of the City of Cleveland as well as support the revival and redevelopment of large tracks of vacant industrial and residential land. At the time of this report, there appears to be an adequate number of available Decent, Safe and Sanitary housing units throughout the surrounding project area for displaced residential occupants and a sufficient amount of available commercial space for most of the displaced businesses. Both residents and the majority of businesses should be able to continue living and operating in the area, if they choose. The only issue, which will be discussed later in this report, will be finding possible replacement properties for salvage yards located within the project area.

It should also be noted that the potential displacements and the relocation costs discussed in this report can change considerably if any of the vacant business structures and residential structures are either demolished or rehabbed prior to the onset of the project. For purposes of this report, boarded up residential structures and vacant business structures have not been listed as properties that will require relocation benefits and have not been considered within this report. If these structures exist when the project moves forward there could be additional relocation units consisting of business, residential and/or personal property.

HNTB has been in contact with several public officials who have supplied pertinent information that was considered in this report. The agencies contacted were the Opportunity Corridor Steering Committee, Cleveland City Planning Commission, CIRC Industrial Development Manager, Council representatives from the various Wards, Maingate Business Development Corporation, Slavic Village Development, Fairfax Development and Cleveland Economic Development.

2.0 INTRODUCTION

O. R. Colan Associates (ORC) researched ODOT, HNTB and the Greater Cleveland Partnership websites gathering the history of this project as follows:

In 2004, ODOT retained a consultant team led by HNTB to conduct the Opportunity Corridor Study which began a study of the proposed three-mile corridor as an alternative to traffic along Interstate 90. A total of \$5.3 million was committed by the State of Ohio's Transportation Review Advisory Council (TRAC) for this purpose. ODOT has continued to advance the planning of Opportunity Corridor, which encompasses nearly 1,000 acres on Cleveland's southeast side which is anchored by University Circle and the Cleveland Clinic.

In addition to the transportation benefits, early studies have shown that the project has the potential to offer new economic development opportunities in this area between I-490 and University Circle, which has become known as the "Forgotten Triangle."




ODOT, the City of Cleveland and the Greater Cleveland Partnership just recently; in 2009, launched the Opportunity Corridor Steering Committee comprised of community leaders and private sector individuals to help in this endeavor.

An additional \$10 million was committed for the Opportunity Corridor which will allow ODOT to complete the preliminary engineering and initial environmental studies to determine whether the project advances to future construction. The TRAC has approved funding for the Opportunity Corridor Project and estimates show that construction could cost \$300 million.

The project is following ODOT'S Project Development Process (PDP) for major projects. The 14-step PDP is a project management and transportation decision making procedure that outlines project development from concept through completion.

In 2012 a final alignment has been determined and this study is based on the selected alignment provided by HNTB. The study corridor of this project resides entirely in the City of Cleveland and runs from East 55th Street to Cedar Road. These areas are known as Slavic Village, Kinsman, Buckeye, Fairfax and University Circle. The study area indicates a downward trend with many homes boarded up for demolition as well as many business facilities sitting vacant, lending to the necessity for redevelopment in this area.

The goals of the Opportunity Corridor Project are to:

-  Improve Access to the east side neighborhoods including University Circle
-  Make it easier for visitors to get to Cleveland's educational, medical and cultural facilities located in University Circle
-  Spark economic development and create jobs in the east side neighborhoods

2.1 PROJECT SCOPE

Achieving the project objectives will be accomplished by identifying the effects, costs and impacts associated with displacement of residential and commercial occupants on each of the proposed alternatives. Each section (west, central, and east) of the final alignment will require the acquisition of land that will result in relocations to residential and commercial property owners and tenants. This survey is concerned with estimating the number of households and businesses to be displaced, as well as the availability of replacement sites, access to community facilities and the overall impact on the housing market, among other items. The ultimate outcome of obtaining this type of information is to recognize potential problems associated with the displacement of individuals, families and businesses, and develop solutions to minimize the adverse impacts of displacement. ORC was hired by HNTB to conduct this study as part of Step 7 of the Major Plan Development Process (PDP). All anticipated relocations have been primarily identified based on the maps provided by HNTB. In addition, several physical inspections of the project area were performed by Anna Lee Durastanti and Tracy Jones of ORC.

3.0 METHODOLOGY

The Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, (Uniform Relocation Act) (P. L. 91-646) was enacted by Congress in 1971 to assist residences & businesses displaced by public agencies to relocate without suffering a disproportionate loss. Whenever federal funds are utilized in a project and residential or business displacement occurs, relocation advisory and financial assistance must be offered to those occupants being displaced as a direct result of the project.

For residential displacements, the Uniform Act requires that there is an adequate supply of replacement housing available before requiring an individual to vacate the dwelling and that these replacement units are within the financial means of the prospective displacees. To help offset any discrepancies between the acquisition of a property and relocation of an occupant, the Uniform Act provides supplemental housing benefits to these individuals. This applies to both owner and tenant occupants. In addition, all displaced residences are entitled to additional financial assistance in relocating their personal property.

For commercial displacements, it is the acquiring agencies responsibility to review the effects of displacement on the prospective displacee and to take these effects into consideration when determining a final alignment. Businesses are afforded advisory services in relocating to a replacement site, as well as move, search, re-establishment, potentially loss of goodwill and economic loss payments. It should be noted that under 6501.01 (E) that a business that operates only to rent or lease space at the displacement site is not eligible to claim Loss of Goodwill. Therefore, landlords are not eligible for loss of goodwill and they have not been included in the cost estimate.

The relocation advisory and financial assistance provided to both residential and commercial occupants is in addition to the compensation received by the property owner for the acquisition of real property. To summarize, the financial assistance that the Uniform Act provides can be divided into three basic categories:

1. Supplemental Housing Benefits for Residential Owner-Occupants and Tenants
2. Moving Allowance Payments for Residential Occupants
3. Non-Residential Move, Search, Re-establishment Payments, Loss of Goodwill and Economic Loss payments or In-Lieu of.

3.1 SUPPLEMENTAL HOUSING BENEFITS

The Uniform Relocation Act provides relocation assistance up to \$22,500 to compensate a residential owner-occupant for:

1. The additional costs necessary to purchase a comparable replacement dwelling

2. Any increased cost incurred in financing the purchase of a replacement dwelling
3. Incidental or closing costs required for the purchase of a replacement dwelling (For the purpose of this report, \$5,000 is being utilized for closing costs and an estimated \$7,500 is being utilized for increased interest).

Despite \$22,500 being the maximum amount available, provisions under Housing of Last Resort of the Uniform Act would allow and potentially require larger payments. These excessive payments are potentially necessary when an adequate housing market does not exist, during periods of high interest rates and/or when the acquired site has unique features that are not common with the surrounding area. Based on past work experience in areas such as those identified for this study, and coupled with the current unemployment situation across the country, payments above the \$22,500 maximum are foreseeable. Based on this likelihood, this report will use \$35,000 as the cost estimation of the supplemental benefit for owners.

A residential tenant often must pay a higher rent for a replacement rental site. The Uniform Relocation Act provides the means to offset the additional rental costs for a period of 42 months with a maximum basic reimbursement of \$5,250.

Provisions under Housing of Last Resort of the Uniform Act would also allow and potentially require larger payments for tenants. One common reason that tenants are provided increased payments under the Housing of Last Resort is because of income limitations. The Uniform Act requires that when displacing a tenant, one cannot place the tenant into housing that exceeds 30% of the family's gross monthly income. Based on past work experience in areas such as those identified for this study, and coupled with the current unemployment situation across the country, payments above the \$5,250 threshold are foreseeable. Based on this likelihood, this report will use \$11,500 as the cost estimation of the supplemental benefit for tenants.

3.2 *MOVING ALLOWANCE PAYMENTS*

A person displaced from their dwelling is eligible to receive compensation for the relocation of their personal property. Two methods are utilized:

1. Actual and reasonable costs of relocating personal property utilizing a commercial mover. This would also include the disconnection and reconnection of personal property, such as stoves, refrigerators and/or washers and dryers.
2. A schedule method of providing a lump sum payment based on the number of rooms in a dwelling. As of June 22, 2012 Ohio currently provides \$1,000 for the first 3 rooms and \$150 for each additional room containing personal property.

For the purpose of this report, it will be presumed that individuals would utilize commercial movers and be eligible for reimbursement of utility disconnects and reconnects. The total cost for these services will be averaged at \$4,500 for both owner occupied and tenant occupied residences.

3.3 NON-RESIDENTIAL MOVE, SEARCH, & RE-ESTABLISHMENT PAYMENTS

Businesses, farm operations and non-profit agencies are entitled to compensation for the relocation of their personal property, based on actual and reasonable costs. A displaced business may also be entitled to reimbursement for miscellaneous expenses incurred for such items as storage or searching for a replacement site. The Uniform Relocation Act also provides an option to businesses to receive a payment in lieu of actual moving costs, search, re-establishment and economic loss. This payment has a minimum of \$1,000 with a maximum of up to \$20,000 and is derived from the average annual net income of the operation for the two taxable years prior to displacement.

Relocation estimates for businesses were determined based on a visual survey of the properties and past experience of ORC on similar business moves. Where little inventory or personal property existed for a business, the In-Lieu of payment with a maximum limit of \$20,000 was used for relocation estimates.

An estimate of \$40,000 was used for small sized businesses that could have a substantially larger inventory and/or equipment and would not utilize the in lieu of payment. For medium sized businesses with a fair amount of inventory or equipment an estimate of \$100,000 to \$350,000 will be utilized as the average range for move payment for purposes of this report. For businesses with a larger inventory and seen as being complex (e.g. manufacturing company with heavy machinery), an estimate of \$500,000 will be utilized as the average move payment for purposes of this report. However, all of these options will be based on actual costs incurred for the moves. In addition to these reimbursements, businesses are entitled to search expense reimbursement of up to \$2,500 and a business reestablishment reimbursement of up to \$10,000. This report presumes that businesses will be eligible for these maximum amounts.

The larger number of potential tenant relocations are due to the number of residential structures that are tenant occupied rather than owner occupied and/or the structures are multi-family units. Per ODOT rules and regulations, landlords of these structures are seen as having a business, thus the maximum reestablishment expense of \$10,000, search expense of \$2,500 and an average for the removal of personal property in the amount of \$1,500 is being presumed for this report. They are also eligible for economic loss and it is presumed that we will utilize a \$5,000 cost for this purpose.

3.3(A) LOSS OF GOODWILL AND ECONOMIC LOSS

Loss of goodwill is addressed in section 163.14 of the Ohio Revised Code and is defined as the calculable benefits that accrue to a business as a result of its location, reputation for dependability, skill or quality, and any other circumstances that result in probable retention of old, or acquisition of, new patronage. Compensation for the Loss of Goodwill is capped at \$10,000 by the Ohio Revised Code.

To be compensated for the Loss of Goodwill, the following must take place:

- A. The entire business property must be taken. To meet this requirement, it is not necessary for the acquisition to be a “total take”, however, the portion of the real estate taken must

- have a significant adverse impact on the business, necessitating the entire business to relocate;
- B. The business owner must prove that the Loss of Goodwill was caused by the taking of the property;
 - C. The business owner must prove that the Loss of Goodwill cannot be reasonably prevented by relocation of the business or by taking steps and adopting procedures that a reasonable prudent person would take and adopt in preserving Goodwill;
 - D. In unique situations, a business does not have to reestablish in a new location to claim a Loss of Goodwill; however, to comply with the requirement of 6510.01(C), the business owner must prove that suitable relocation sites were not available;
 - E. A business that operates only to rent or lease space at the displacement site is not eligible to claim Loss of Goodwill.

Though it is very difficult to claim and prove loss of goodwill, for the purpose of this report it will be presumed that each business owner that is not a landlord will qualify for the maximum payment of \$10,000.

Economic Loss, addressed in Section 163.15(B)(3)(a) of the Ohio Revised Code, allows an owner of a displaced business to recover damages for the owner's actual Economic Loss resulting from the displacement of the business. The Economic Loss is a loss of annualized net profit to the business during relocation. The amount of reimbursement for Economic Loss cannot exceed twelve months net profit of the business on an annualized basis. The maximum amount that a business may be reimbursed for Economic Loss will be based, in part, on the reduction of the net annual business profit, prorated on a daily basis, which occurred as a result of the relocation. The daily loss of profit will be applied against a prescribed time period.

To be reimbursed for Economic Loss, the following must occur:

- A. The business must show a net profit for the tax year preceding the agency's offer to purchase the property;
- B. The business owner must prove that the business sustained an Economic Loss and that the loss was as a result of the business relocation.

The period of time which is used to calculate the maximum amount that a business may be reimbursed for Economic Loss is dependent upon if the property is appropriated or not. A true tenant business would be dependent on the time frame they are required to move or evicted from the site.

If the acquisition is appropriated, the time period is based on the amount of time the owner of the Real Estate is allowed to consider the acquisition offer and is calculated as follows:

Twelve months (365 days) minus the time from the date the agency provides the Notice of Intent to Acquire and Good Faith Offer to the owner, to the date the agency deposits the value of the property with the court, but in no event shall the compensation time period be less than fifteen days. It is in the best interest of the acquiring agency to provide at least 12 months for businesses

to consider an offer prior to filing for appropriation as it maxes the time period for calculating a payment to just 15 days.

If the Acquisition is not appropriated, the time period for which economic loss is calculated is 15 days.

There is no way to accurately calculate this payment without having income statements from each business owner as to what their net annual profits are. Profits could prorate to a range of dollars per day to hundreds per day. For the purpose of this report, \$500.00/day will be assumed as well as a 15 day period for a total of \$7,500.00.

3.4 *FIELD SURVEY*

The first step in determining what impacts may occur for this final alignment for the project would have on the surrounding community and the costs associated with them was to perform a visual survey (does not include interviews with owners or tenants) of the alternates to include Residential dwellings and businesses directly impacted by the alternates were identified and recorded. Property ownership information showing owner's name, address, permanent parcel number and other pertinent information about each impacted property was obtained from the Cuyahoga County Auditor's and Recorder's websites and online property information databases. The original report dated June 2010 was surveyed by Anna Lee Durastanti, Matt Starling, Paul Minello and Tracy Jones of ORC. As of May 2012 the final alignment was selected and ORC has been assigned to perform an update to this report and survey the final alignment dated September 15, 2012.

3.5 *ESTIMATED ACQUISITION COSTS*

Determining the acquisition costs of residential and commercial properties is one of the key components in understanding if comparable replacement properties exist on the market and if not, what actions would be required to provide replacements for displacees. Once the agency understands the values of the properties being acquired, they can then begin to formulate the impacts of relocation.

The information pertaining to the three (3) Sections will be analyzed and the analysis required is discussed in Available Replacements.

There is the potential for the acquisition of several commercial properties within this project. However, determining acquisition costs is not an important component in determining relocation issues with businesses. The discussion for displaced businesses will be limited to reviewing the ability for the business to relocate and continue to operate.

Property descriptions and details for both residential and commercial properties were researched and/or information was provided by HNTB along with the estimated acquisition costs provided by ORC's Appraisal Department. Verification for accuracy was completed by Anna Lee

Durastanti and Tracy Jones of ORC. Verification came primarily from the Cuyahoga County Auditor's website and data obtained from Realtor.com, Collier's International, Grubb & Ellis, Chartwell, Craig's list, loopnet.com and CB Richard Ellis.

3.6 AVAILABLE HOUSING & COMMERCIAL

Based on the field survey, there will be owner occupied and tenant occupied residential relocations as well as commercial relocations that may occur. To ensure that an adequate supply of replacement properties is available to displacees, an analysis of the local market was conducted within an approximate 5 mile radius of the three (3) Sections.

At the time of the field survey, ORC identified over 200 viable replacement homes for sale, and some of those may be considered for rent. To explain further, many homes that spend several months on the market will continue to reduce the list price until they can't reduce it any more without losing money. At that point, some will pull their homes off the market, but many others will consider renting or selling by land contract, especially in areas where the housing prices are considerably low as it is in the study area. This was verified through phone calls to sellers and discussions with local Realtors. Additionally, as time progresses leading up to the displacement, rental units will come and go. However, there is usually a steady supply of rental units available around the city at any given time. Though there are numerous residential displacements in the West Section, we do not see any issues with finding replacements for the displacees.

Information about available replacement housing for the owner occupied structures was obtained from Realtor.com, Re-max, Realty One, Wiechert Realty and Craig's List. In addition, information about available rental replacement properties was found in the Cleveland Plain Dealer during the month of August and September 2012. The tables below encompass the areas known as Slavic Village, Kinsman, Buckeye, Fairfax and University Circle and have been compiled by zip codes. The information is summarized in Tables 1-6 below:

**TABLE 1 – AVAILABLE RESIDENTIAL PROPERTIES
(44103 ZIP CODE)**

Number of Available Properties	List Price
10	\$0.00 - \$9,999
7	\$10,000 - \$20,000
4	\$20,001 – \$30,000
6	\$30,001 - \$40,000
2	\$40,001 - \$50,000
1	\$50,001 - \$60,000
5	\$60,001 - \$70,000
0	\$70,001 - \$80,000
1	\$80,001 - \$90,000
1	\$90,001 - \$100,000

**TABLE 2– AVAILABLE RESIDENTIAL PROPERTIES
(44104 ZIP CODE)**

Number of Available Properties	List Price
7	\$0.00 - \$9,999
6	\$10,000 - \$20,000
8	\$20,001 – \$30,000
5	\$30,001 - \$40,000
1	\$40,001 - \$50,000
0	\$50,001 - \$60,000
2	\$60,001 - \$70,000
0	\$70,001 - \$80,000
0	\$80,001 - \$90,000
1	\$90,001 - \$100,000

**TABLE 3– AVAILABLE RESIDENTIAL PROPERTIES
(44105 ZIP CODE)**

Number of Available Properties	List Price
24	\$0.00 - \$9,999
28	\$10,000 - \$20,000
24	\$20,001 – \$30,000
16	\$30,001 - \$40,000
13	\$40,001 - \$50,000
14	\$50,001 - \$60,000
7	\$60,001 - \$70,000
6	\$70,001 - \$80,000
3	\$80,001 - \$90,000
2	\$90,001 - \$100,000

**TABLE 4– AVAILABLE RESIDENTIAL PROPERTIES
(44106 ZIP CODE)**

Number of Available Properties	List Price
4	\$0.00 - \$9,999
6	\$10,000 - \$20,000
0	\$20,001 – \$30,000
1	\$30,001 - \$40,000
1	\$40,001 - \$50,000
2	\$50,001 - \$60,000
4	\$60,001 - \$70,000
6	\$70,001 - \$80,000
2	\$80,001 - \$90,000
1	\$90,001 - \$100,000

**TABLE 5 – AVAILABLE RESIDENTIAL PROPERTIES
(44127 ZIP CODE)**

Number of Available Properties	List Price
5	\$0.00 - \$9,999
6	\$10,000 - \$20,000
2	\$20,001 – \$30,000
3	\$30,001 - \$40,000
3	\$40,001 - \$50,000
3	\$50,001 - \$60,000
4	\$60,001 - \$70,000
1	\$70,001 - \$80,000
0	\$80,001 - \$90,000
0	\$90,001 - \$100,000

To ensure that an adequate supply of replacement rental properties are available for the tenant occupants that may be displaced by this project, an analysis of the rental market was conducted in the general area (5 mile radius). Considering the real estate activity in this area, availability and rental rates are expected to remain stable and consistent throughout the project timeline. The information covering available rental housing replacement properties was found in the Cleveland Plain Dealer during the month of August and September 2012 and is summarized in the following table:

TABLE 6– AVAILABLE RESIDENTIAL RENTAL PROPERTIES

Number of Available Properties	Monthly Rental Rates
5	\$250 - \$350
16	\$351 - \$450
46	\$451 - \$550
64	\$551 - \$650
67	\$651 - \$850
48	\$851 - Plus

Information about available replacement commercial structures was obtained from Collier's International, Grubb & Ellis, Chartwell, Craig's list, loopnet.com , Showcase.com, CB Richard Ellis, the Cleveland Plain Dealer along with a visual inspection performed while driving the vicinity during the month of August and September 2012. The type of properties that have been included are Office Building, Retail, Retail with walk-up apartments, Industrial & Warehouses and the zip codes searched are 44103, 44105, 44106 & 44127. The commercial sales information is summarized in Table 7 on page 11 and commercial lease information is summarized in Table 8 on page 11.

TABLE 7 – AVAILABLE COMMERCIAL SALES

Number of Available Properties	List Price
5	\$50,000 - \$100,000
9	\$100,001 – \$150,000
3	\$150,001 - \$200,000
2	\$200,001 - \$250,000
3	\$250,001 - \$350,000
3	\$350,001 - \$450,000
8	\$450,000 - \$550,000
9	\$550,001 - \$650,000
4	\$650,001 - \$750,000
5	\$750,001 - \$850,000
1	\$850,001 - \$950,000
18	\$950,000 plus

TABLE 8 – AVAILABLE COMMERCIAL LEASES

Number of Available Properties	Lease Price
4	\$600 - \$800
0	\$801 - \$1,000
0	\$1,001 – \$1,200
0	\$1,201 – \$1,400
1	\$1,401 - \$1,600
0	\$1,601 - \$1,800
0	\$1,801 - \$2,000
5	\$2,001 - \$3,000
23	\$3,001 - Plus

Though the search area for replacements encompassed a 5 mile radius of the three (3) Sections and focused mainly on replacement buildings for sale and lease, there are several vacant land sites that could be considered for new construction. Additionally, moving outside the 5 mile radius within the City of Cleveland reveals numerous other commercial structures for sale or lease and vacant land for sale.

4.0 FINAL SELECTION ANALYSIS

The following is the Sections that have been identified as the final alignment for Opportunity Corridor's:

- ✚ West Section - East 55th Street to East 75th Street: This section runs north of Francis Avenue and runs south of the railroad to East 75th Street.
- ✚ Central Section - East 75th Street to Quincy Avenue: This section runs from East 75th Street along Rawlings Avenue pass Evarts Road, Buckeye Road, East 89th and East 93rd to Quincy Avenue.
- ✚ East Section - Quincy Avenue to Cedar Avenue: This section runs from Quincy Avenue along E. 105th Street to Cedar Road with impacts on the east side of 105th Street.

The following is an analysis of the estimated potential displacements including owners, tenants, landlords and businesses.

West Section			Central Section			East Section		
Residential	Business	Landlord	Residential	Business	Landlord	Residential	Business	Landlord
56	3	23	11	13	3	9	3	3

4.1 No Build Option-With any project, there is always the possibility that the feasibility will be cost prohibitive and not require the project to proceed.

TABLE 9- ESTIMATED RELOCATIONS & COSTS FOR FINAL ALIGNMENT

Item	Item Number	Item Amount	Totals
Residential			
Owner Occupants	34	\$35,000	\$1,190,000
Increased Interest & Incidentals	34	\$12,500	\$425,000
Tenant Occupants	40	\$11,500	\$460,000
Move Costs	74	\$4,500	\$333,000
Commercial	48 (29*)		
Reestablishment	44	\$10,000	\$ 440,000
Search	44	\$2,500	\$ 110,000
In Lieu Of	4	\$20,000	\$ 80,000
Economic Loss	44	\$7,500	\$ 330,000
Loss of Goodwill	13	\$10,000	\$ 130,000
Move Costs **	44	\$82,500	\$ 3,630,000
TOTAL			\$ 7,128,000

* Represents Residential and Commercial Landlords

** Move Cost is a combination of the business move estimates with the average Landlord Move cost

FIGURES 1-4: FINAL ALIGNMENT MAP OVERLAYS

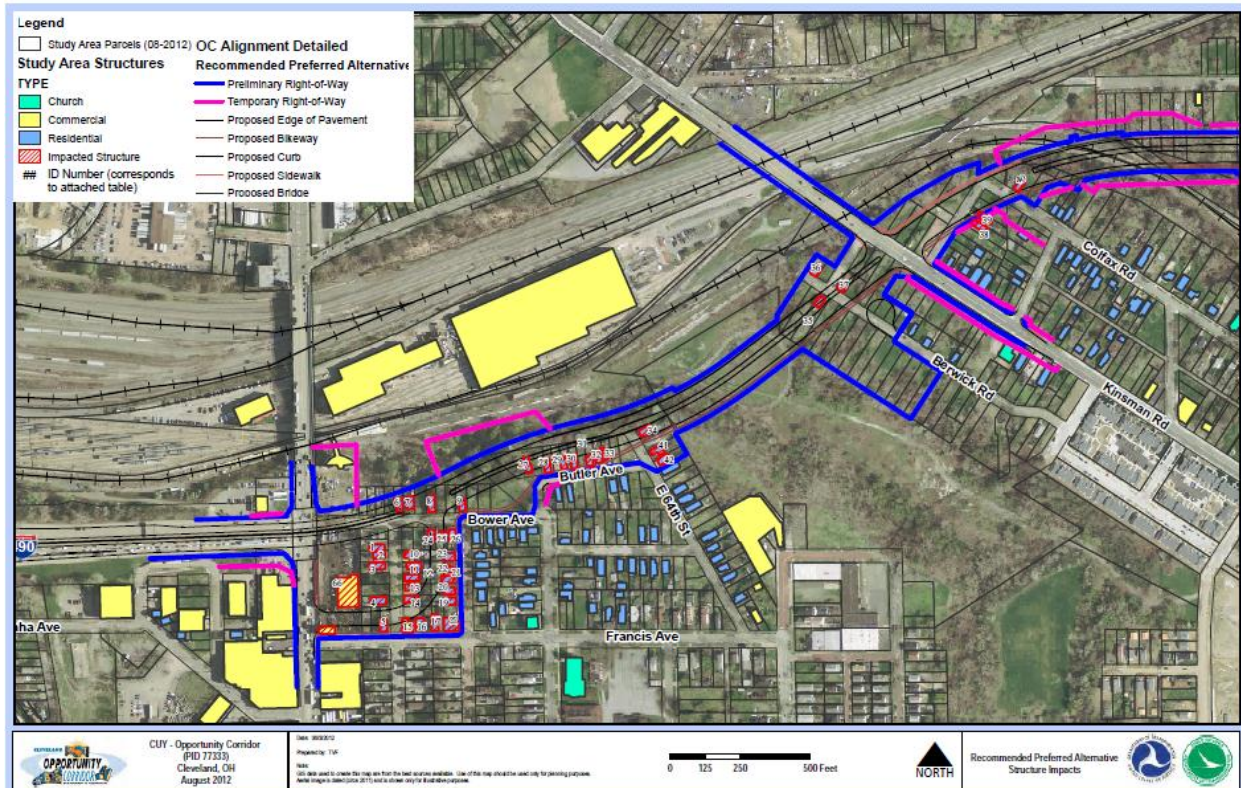


Figure 1

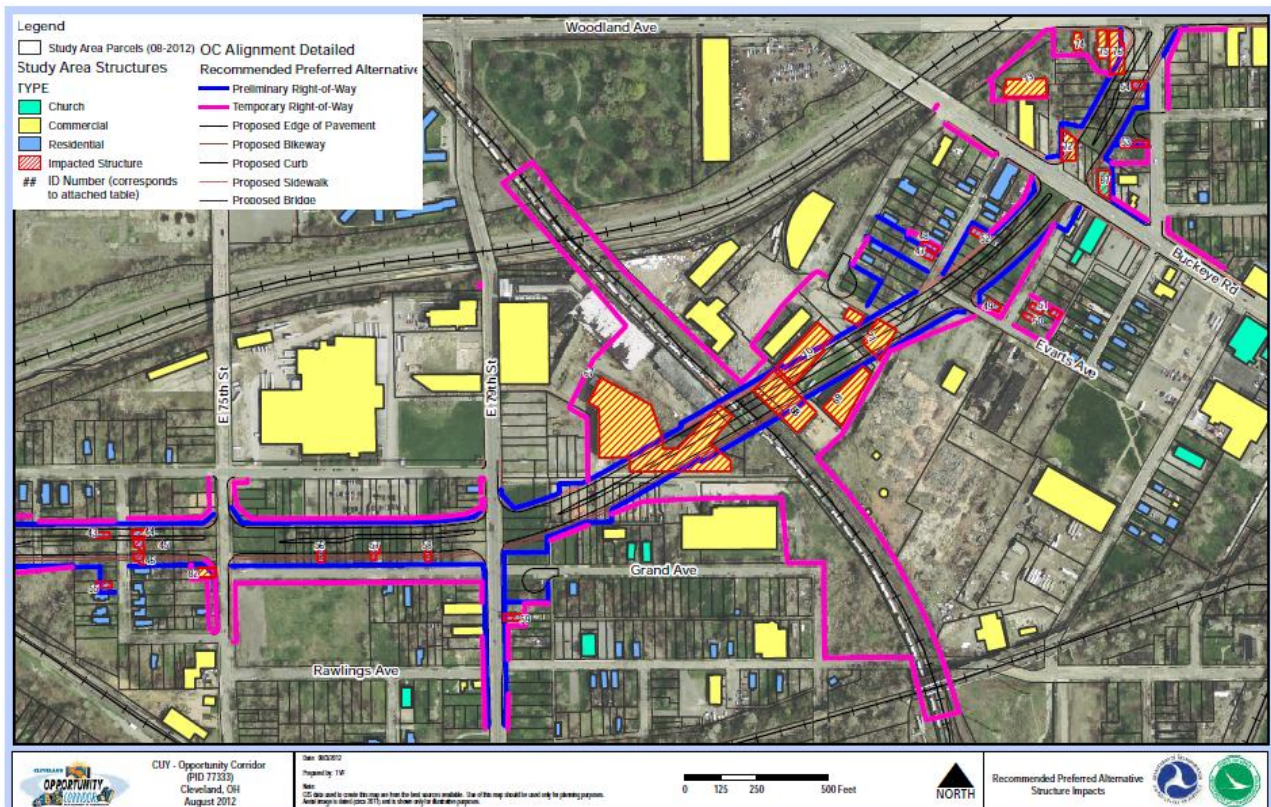


Figure 2

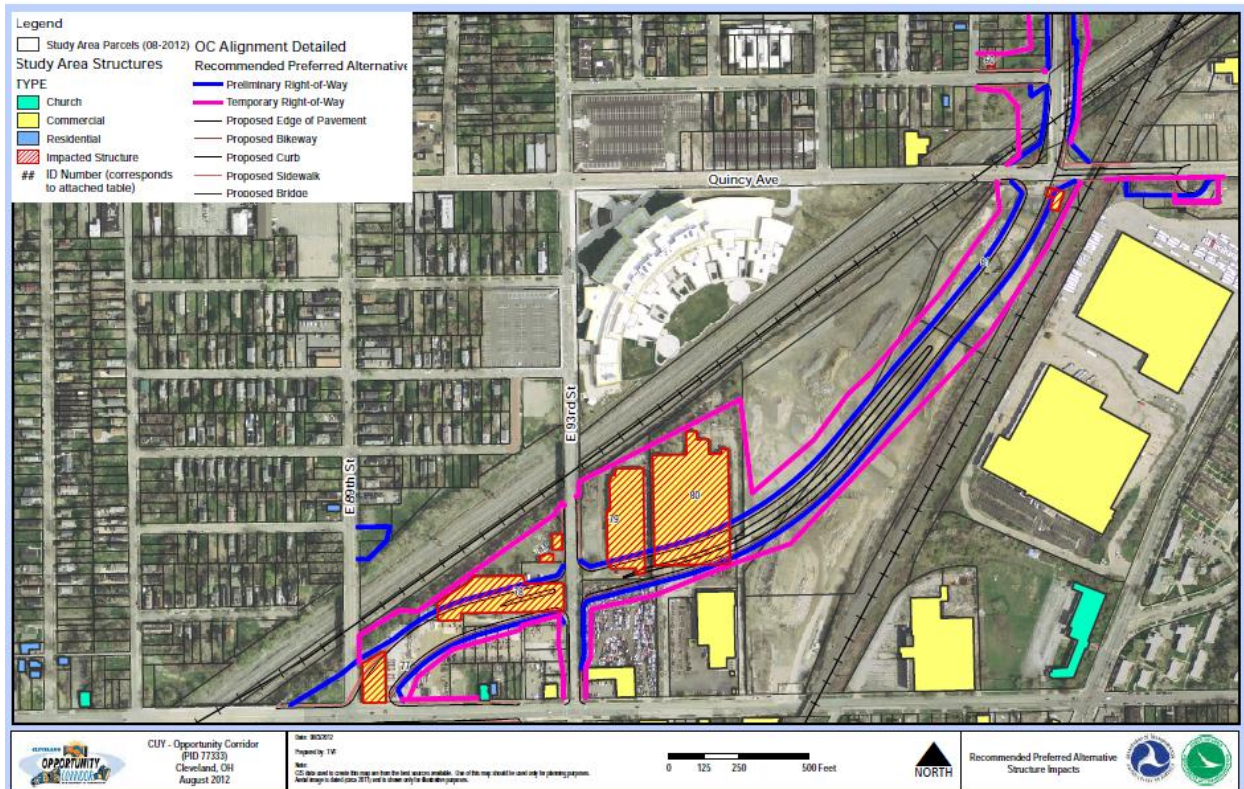


Figure 3

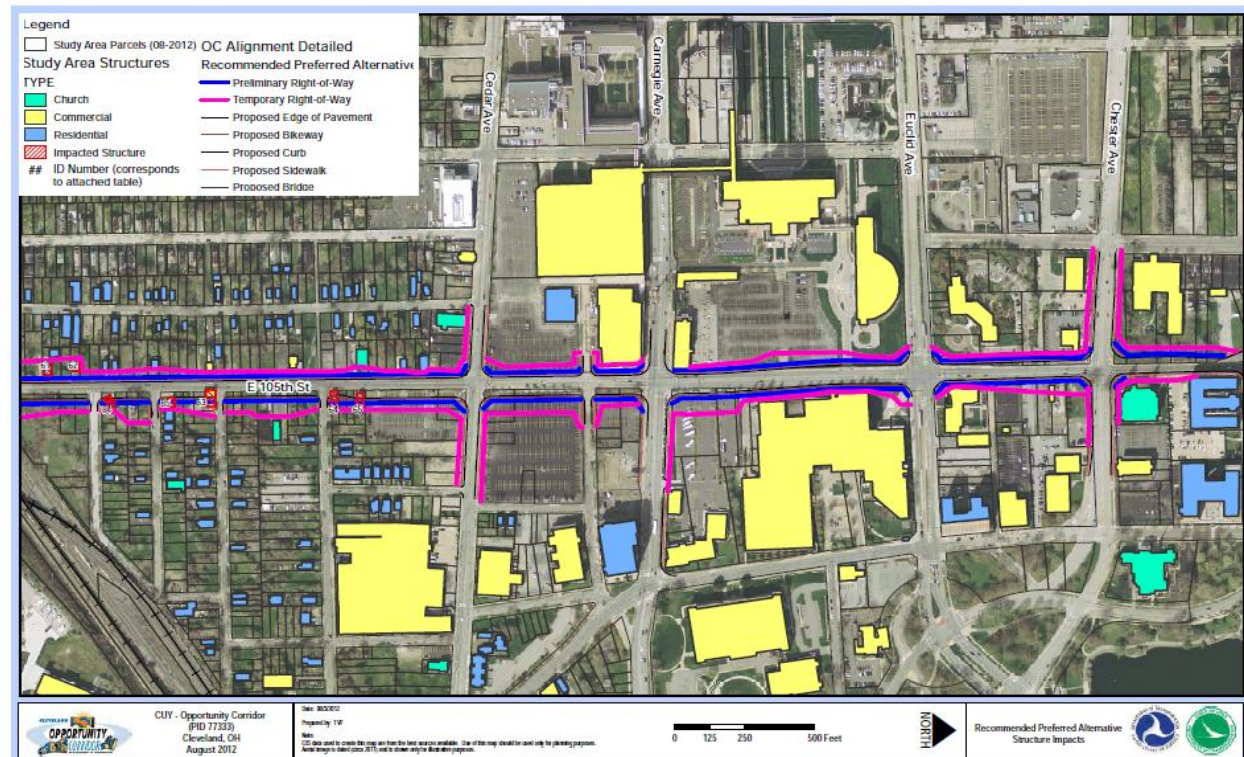


Figure 4

RESIDENTIAL

ID #	Address	PPN	Lot Size	Type of Property	Owner	Note	Estimated # of EE's	Count of Residential Relocation
1	2904 E. 57th, Cleveland, Ohio 44127 (Site/Mail)	12502141	40x100 = 4,000 sf	2 family 2 story built 1900 1,784sf	Jennifer E Reid			Owner - 1 Tenant - 1 Landlord - 1
2	2908 E. 57th, Cleveland, Ohio 44127 (site/mail)	12502140	40 x 100 = 4,000 sf	2 family 2 story built 1900 1,713sf	Julissa & Jaview Gonzalez			Owner - 1 Tenant - 1 Landlord - 1
3	2912 E 57th, Cleveland, Ohio 44127 (Site) Mail 2500 Westfield Drive, Elgin, IL 60124	12502139	40x100 4,000 sf	1 family 2 story built 1910 2,014sf two family dwelling per auditor card	Markita Gardener			Owner - 1 Tenant - 1 Landlord - 1
4	2924 E 57th, Cleveland, Ohio 44127 (Site) Mail 9711 Larnder Ave., Cleveland, Ohio 44102	12502136	40 x 100 4,000 sf	Single Family 1.5 story built 1900 1,728sf	Donny R. Neace	Field Inspection indicated property was boarded/vacant		Boarded no consideration given
5	5609 Francis Ave., Cleveland, Ohio 44127 (Site/Mail)	12502145	33.3x90 2,970 sf	Single Family 1.5 story built 1920 1,3325sf	Kenneth G. & Alice C. Biennas			Owner - 1
6	5615 Bower Ave., Cleveland, Ohio 44127 (Site/Mail)	12502051	35x100 3,500 sf	2 family residential dwelling 1.5 story built in 1900 containing 1,384sf	Lita J. Brzoska			Owner - 1 Tenant - 1 Landlord - 1
7	5703 Bower Ave., Cleveland, Ohio 44127 (Site/Mail)	12502052	40x100 4,000 sf	2 family residential dwelling 1.5 story built in 1900 containing 1,541sf	Antonette M. Bina			Owner - 1 Tenant - 1 Landlord - 1

8	5711 Bower Ave., Cleveland, Ohio 44127 (Site Only)	12502054	35x100 3,500 sf	1 family residential dwelling 1.5 story built in 1900 containing 2,040sf	Homeventures Inc. C/O Michael E. Washinka 19670 S. Sagamore Road, Fairview Park, Ohio 44126	Field Inspection indicated property was boarded/vacant		No occupants no consideration given
9	5809 Bower Ave., Cleveland, Ohio 44127	12502057	40x100 4,000 sf	1 family residential dwelling 2 story built in 1900 containing 1,384sf	Kim Green			Owner - 1
10	2909 E 57th, Cleveland, Ohio 44127 (Site/Mail)	12502098	40x100 4,000 sf	auditors card states 2 family 2 story built 1900 1,784sf	Beatris Gonzalez			Owner - 1 Tenant - 1 Landlord - 1
11	2913 E 57th, Cleveland, Ohio 44127 (Site/Mail)	12502099	40x100 4,000 sf	1 family 2 story built 1900 1,560sf	Marlene Chimileski			Owner - 1
12	2915 E 57th, Cleveland, Ohio 44127 (Site/Mail)	12502100	40x100 4,000 sf	1 family 1.5 story built 1900 1,698sf	Deborah A. & Kenneth Kotmel			Owner - 1
13	2919 E 57th, Cleveland, Ohio 44127 Site/Mailing	12502101	40x100 4,000 sf	2 family 2 story built 1910 1,792f	Norbert J. and Mary A. Kelsey			Owner - 1 Tenant - 1 Landlord - 1
14	2925 E 57th, Cleveland, Ohio 44127 (Site) Mail to 6493 Evergreen Drive Independen ce Ohio 44131	12502102	40x100 4,000 sf	1 family 1.5 story built 1900 1,488sf	Chester A. Telesz			Tenant - 1 Landlord - 1

15	5705 Francis Ave., Cleveland, Ohio 44127 (Site) Mail to R & MG James 5703 Francis Ave #5 Cleveland Ohio 44127	12502104	58 front 2,900 sf	General retail with walk up apartments	Mariann G. James	Business was named Northeast video but the SOS page shows that the business has been cancelled, however the business does appear to be operating as a lottery & convenience		Owner - 1 Building listed also in Organizations and given consideration there.
16	5707 Francis Ave., Cleveland, Ohio 44127 (Site/Mail)	12502156	58x50 2,900 sf	2 family 2 story built 1910 1,626sf	Marianne S. Talley	Field Inspection indicated property was boarded/vacant		partially boarded no consideration given
17	5713 Francis Ave., Cleveland, Ohio 44127 (Site/Mail)	12502146	45x90 4,050 sf	2 family 2 story built 1910 2,344sf	Rev Leo Telesz			Owner - 1 Tenant - 1 Landlord -1
18	5805 Francis Ave., Cleveland, Ohio 44127 Mailing 11669 Harrow Place Noth Royalton Ohio 44133	12502147	55 front 4,950 sf	General retail with walk up	Timothy Majkrazak	Retail appears boarded up but walk up appears to have occupants		Tenant - 1 Landlord - 1
19	2930 E 59th, Cleveland, Ohio 44127 (Site) Mail to CHN/2999 Payne Ave, Suite 306, Cleveland Ohio 44114	12502093	40x100 4,000 sf	1 family 2 story built 1900 1,344sf	Cleveland Housing Network Ltd Part Xv	Field Inspection indicated property was boarded/vacant		No consideration given
20	2922 E 59th, Cleveland, Ohio 44127 (Site/Mail)	12502094	40x100 4,000 sf	1 family 1.5 story built 1900 1,267sf	Wevette D. Walton			Owner - 1

21	2918 E 59th, Cleveland, Ohio 44127 (Site) Mail 13607 South view Ave, Cleveland, Ohio 44120	12502095	40x100 4,000 sf	2 family 2 story built 1900 2,080sf	Natolie Woodward	Field Inspection indicated property was boarded/vacant		No consideration given
22	2912 E 59th, Cleveland, Ohio 44127 (Site) Mail CORELOGI C, 2500 WESTFIEL D DR, ELGIN, IL 60124	12502096	40x100 4,000 sf	Auditors card states -1 family 2 story built 1900 1772sf	Edmond Davis Jr.			Owner - 1
23	2908 E 59th, Cleveland, Ohio 44127 (Site) Mail 24498 Nobottom Rd, Olmsted Twp. Ohio 44138	12502097	40x100 4,000 sf	2 family 2 story built 1910 1,662sf	Susan M. Archeneaux			Tenants - 2 Landlord - 1
24	5710 Bower Ave., Cleveland, Ohio 44127 (Site/Mail)	12502044	40x 80 3,200 sf	2 family residential dwelling 2 story built in 1900 containing 1,848sf	Ronald Taupiek			Owner - 1 Tenant - 1 Landlord - 1
25	5802 Bower Ave., Cleveland, Ohio 44127 (Site) Mailing is to the site in care of Margaret	12502043	40x 80 3,200 sf	1 family residential dwelling 1.5 story built in 1910 containing 1,141sf	Rickie & Ronnie Miller			Tenant - 1 Landlord - 1
26	5806 Bower Ave., Cleveland, Ohio 44127 (Site/Mail)	12502042	40x 80 3,200 sf	2 family residential dwelling 2 story built in 1900 containing 1,512sf	Andre B. Chapman			Owner - 1 Tenant - 1 Landlord - 1

27	6011 Butler Ave., Cleveland, Ohio 44127 (Site) Mailing to Carl Wallace Jr. 6233 Hinde Ave., Cleveland, Ohio 44127	12501001	131.1x144 14,400 sf	1 family residential dwelling 2 story built in 1920 containing 1,722sf	Carl Wallace Jr.			Tenant - 1 Landlord - 1
28	6103 Butler Ave., Cleveland, Ohio 44127 (Site/Mail)	12501053	30x100 3,000 sf	1 family residential dwelling 1.5 story built in 1920 containing 1,248sf	Jackie L. Simmons			Owner - 1
29	6109 Butler Ave., Cleveland, Ohio 44127 (Site) Mailing to Kerper Home Heating P.O. Box 110326 Cleveland Ohio 44111	12501051	30x100 3,000 sf	2 family residential dwelling 2 story built in 1917 containing 1,476sf	Kerper Home Heating			Tenants - 2 Landlord - 1
30	6111 Butler Ave., Cleveland, Ohio 44127 (Site/Mail)	12501050	30x100 3,000 sf	1 family residential dwelling 2 story built in 1917 containing 1,476sf	Joyce M. Hairston			Owner - 1
31	6119 Butler Ave., Cleveland, Ohio 44127 (Site/Mail)	12501048	30x100 3,000 sf	1 family residential dwelling 1.5 story built in 1920 containing 902sf	James E. Dotson			Owner - 1
32	6121 Butler Ave., Cleveland, Ohio 44127 (Site) Mail to Rodney & Vivian Reynolds, 2488 E 82 ST, Cleveland, OH 44104	12501047	30x100 3,000 sf	1 family residential dwelling 1.5 story built in 1920 containing 880sf	Rodney and Vivian Reynolds			Tenant - 1 Landlord - 1

33	6201 Butler Ave., Cleveland, Ohio 44127 (Site) Mail to 19505 Pawnee Ave., Cleveland, Ohio 44119	12501046	30x100 3,000 sf	1 family residential dwelling 2 story built in 1920 containing 1,307sf	Queenie Pollard	Field Inspection indicated property was boarded/vacant		No consideration given
34	2863 E. 64th St., Cleveland, Ohio 44127 (Site) Mail to CHN-Cleveland Housing Network 2999 Payne Ave., Suite 306, Cleveland, Ohio 44114	12501041	40x124 4,960 sf	1 family residential dwelling 1.5 story built in 1917 containing 1,306sf	Cleveland Housing Network			Tenant - 1
35	6620 Berwick Road, Cleveland, Ohio 44104 (Site) Mail to 3466 Boring Road, Decatur, GA 30034	12517003	40x200 8,000 sf	2 family residential dwelling 2 story built in 1900 containing 1,527sf	William Potts			Tenants - 2 Landlord - 1
36	6611 Berwick Road, Cleveland, Ohio 44104 (Site/Mail)	12517040	40x70 2,800 sf	1 family residential dwelling 2 story built in 1920 containing 1,344sf	Bessie Harris			Owner - 1
37	6623 Berwick Road, Cleveland, Ohio 44104 (Site/Mail)	12517038	33x80 2,640 sf	1 family residential dwelling 2 story built in 1920 containing 1,427sf	Phillip Leonard Jones & Gladys Lucille Love			Owner - 1
38	2799 E. 68th St., Cleveland, Ohio 44104 (site/Mail)	12525024	35x164 5,740 sf	1 family 1 story built in 1900 880sf	Willie J. Wimbush and Venessa Wimbush			Owner - 1

39	2795 E. 68th St., Cleveland, Ohio 44104 (site) Mail to Ivory Jackson 4148 E 144th Cleveland, Ohio 44128-1822	12525023	35x155 5,425 sf	2 family 2 story built in 1900 1808sf	Ivory Jackson 5/6 and Teresa Jackson 1/30			Tenants - 2 Landlord - 1
40	6815 Colfax, Cleveland, Ohio 44104 (site/mail)	12525003	50x125 6,250 sf	2 family 2 story built in 1900 1082sf	Crowell Rozell			Owner - 1 Tenant - 1 Landlord - 1
41	2871 E 64 St., Cleveland, Ohio 44127 (site/mail)	12501039	40 X 124 4,960 sf	1 family 2 Story built in 1995 1,296sf	Duane Donovan and Joy Mechling			Owner - 1
42	2875 E 64 St., Cleveland, Ohio 44127 (site) Mailing 5530 Abraham Avenue, Cleveland, Ohio 44130	12501038	40 X 124 4,960 sf	2 family 2 story built 1917 2269 sf	Irene Bruckner			Tenant - 2 Landlord - 1
43	2772 E. 73 St., Cleveland, Ohio, 44104 (site) Mail to Cleveland Housing Network, 2999 Payne Ave., Suite 306, Cleveland, Ohio 44114	12424018	50 X 149 7,450 sf	2 family 2 story built in 1900 containing 1908sf	Cleveland Housing Network			Tenants - 1

44	2773 E. 73 St., Cleveland, Ohio, 44104 (site) mail Penny Wise Trust Mid-Ohio Securities, PO Box 6301 Cleveland, Ohio 44101	12424021	50 X 149 7,450 sf	1 family 1.5 story built in 1900 containing 1224sf	Mid-Ohio Securities			Tenants - 1 Landlord - 1
45	2777 E. 73 St., Cleveland, Ohio, 44104 (site) mail Mt Pleasant Now Devl Corp., 13815 Kinsman Road, Cleveland, Ohio 44120	12424022	50 X 149 7,450 sf	1 family 2 story built in 1995 containing 1436sf	Pleasant Properties, LP	Field Inspection indicated property was boarded/vacant		No consideration given
46	2783 E. 73 St., Cleveland, Ohio, 44104 (site) mail Mt. Pleasant Now Devl. Corp. 13815 Kinsman Road, Cleveland, Ohio 44120	12424023	50 X 149 7,450 sf	1 family 2 story built in 1995 containing 1436sf	Pleasant Properties, LP			Tenant - 1 Landlord - 1
47	2684 Grand Ave., Cleveland, Ohio 44104 (site/mail)	12620014	27 X 125 3,375 sf	2 family 2 story built in 1900 containing 1568sf	Joseph Lonardo	Field Inspection indicated property was boarded/vacant		No consideration given
48	2680 Grand Ave., Cleveland, Ohio 44107 (site/mail)	12620013	27 X 125 3,375 sf	2 family 2 story built in 1900 containing 1568sf	Twilla M. Hughley			Owner - 1 Tenant - 1 Landlord - 1

49	2706 Tennyson Ave., Cleveland Ohio 44104 (site/mail)	12622070	40x125 = 5,000 sf	2 family 2 story built 1900 1,554sf	Estate of James Rose	Field Inspection indicated property was boarded/vacant		No consideration given
50	2701 Tennyson Ave., Cleveland, Ohio 44104 (site) mailing America Tax Services Corp., 1757 Taop Canyon Rd., STE 300, Simi Valley, CA 93063	12622053	40x125 = 5,000 sf	1 family 2 story built in 1890 containing 1552sf	Robert Townsend			Owner - 1
51	2697 Tennyson Ave., Cleveland, Ohio 44104 (site) mail 4410 Perry Cir, Seven Hills, Ohio 44131	12622054	40x125 = 5,000 sf	3 family 2 story built in 1890 containing 1656sf	John Gianguzzo			Tenant - 3 Landlord -1
52	2669 Buckeye Road, Cleveland, Ohio 44104 (site per auditor card) mailing 2669 Grand Ave., Cleveland, Ohio 44104	12622006	40x 125 = 5,000 sf	1 family 2 story built in 1910 containing 1174 sf	Joyce Butler			Owner - 1
53	2683 E 89 St., Cleveland, Ohio 44104 (site) Mailing 601 Lakeside Avenue, Room 325, Cleveland, Ohio 44114	12613016	5100 sf		City of Cleveland Land Reutilization Program	Field Inspection indicated property was boarded/vacant		No consideration given

54	2620 E 89 St., Cleveland, Ohio 44104 (site) mail 223 S. Wacker Dr., 5210, Chicago, IL 60606	12613012	32 X 150 4,800 sf	2 family 1.5 story built in 1915 containing 1540sf	AEON Financial LLC	Field Inspection indicated property was boarded/vacant		No consideration given
55	2792 E 73 St., Cleveland, Ohio 44104 (site) Mail 601 Lakeside Ave, Room 325, Cleveland, Ohio 44114	12424013	40 X 149 5,960 sf	1 family 1 story built 1900 containing 776 sf	City of Cleveland Land Reutilization Program	This bldg. was removed since last field inspection		No consideration given
56	7521 Rawlings Ave., Cleveland, Ohio 44104 (site/mail)	12428055	25 X 150= 3,750 sf	1 family 1.5 story built 1900 containing 1302sf	Cora Thompson			Owner - 1
57	7617 Rawlings Ave., Cleveland, Ohio 44104 (site) mail Mt Pleasant Now Devl. Corp, 13815 Kinsman Road, Cleveland, Ohio 44120	12428061	40 X 150 6,000 sf	1 family 2 story built 1995 containing 1360sf	Pleasant Properties, LP	Field Inspection indicated property was boarded/vacant		No consideration given
58	7715 Rawlings Ave., Cleveland, Ohio 44104 (site/mail)	12428066	63.6 X 150 3,900 sf	2 family 1.5 story built in 1910 containing 1392sf	Emma L. Barnes			Owner -1 Tenant -1 Landlord -1
59	2801 E 79 St., Cleveland, Ohio 44104 (site/mail)	12627010	26.6 front 4,320 sf	1 family 2 story built in 1900 containing 2,420SF	Rodney Carter, etal			Owner - 1

60	10303 Quebec Ave., Cleveland, Ohio 44106 (mail/site)	12119054	27 X 85 2,295 sf	1 family 2 story built 1920 containing 1296 sf	B S Thomas and B S Thomas Jr			Owner - 1
61	2308 105th Street Cleveland Ohio 44106 (Site/Mail)	12119060	33.2x120= 3,960 sf	1 family 1 story built 1959 1056sf	Minnie Lee Kirkman			Owner - 1
62	2298 105th Street Cleveland Ohio 44106 (Site/Mail)	12119063	33.2x120= 3,960 sf	1 family 1.5 story built 1910 1631sf	Lillian Oliver			Owner - 1
63	2249 E. 105th St, Cleveland, OH 44106(site/ mail)	12120047	73 x 72 5,270 sf	General Retail with walk up apts.	Jerry SAA	PNG Supermarket	3	Tenants - 2 Landlord 1 Business -1 (In Lieu)
64	2207 E. 105th St, Cleveland, OH 44106(site) mail to CORELOGI C, 2500 Westfield DR, Elgin, IL 60124	12120056	26x128= 3,328 sf	2 family 2 story built 1900 2,170sf	Kimberly Tolliver			Owner - 1 Tenant -1 Landlord - 1
65	2199 E. 105th St, Cleveland, OH 44106 TAX MAILING ADDRESS 3025 Beckett Road, Cleveland, Ohio 44120-2709	12120059	40x128= 5,120 sf	2 family 2 story year not listed built 2,256sf	Rosie White			Tenant - 2 Landlord - 1

82	2784 E. 75th St., Cleveland, Ohio 44104 (site) mail to 3361 Euclid Heights Blvd., Cleveland Heights, Ohio 44118	1244050	50 front total 3,200	General retail with walk up apartments	Tuzzan Limited	field Inspection indicated 2nd floor but possible business on first floor		No residential consideration given. Building listed in Organizations and given consideration there.
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ORGANIZATIONS

ID #	Address	PPN	Lot Size	Type of Property	Owner	Note	Estimated # of EE's	Count/Type of Relocation
66	2925-2937 E 55 ST., Cleveland, Ohio 44127 (Site/Mail)	12502002	370x151.8	JB I Salvage Yard Scrap Metal	Immo Realty, LLC	JB I Scrap Yard	10	1 business
15	5705 Francis Ace., Cleveland, Ohio 44104	12502104	58 front 2,900 sf	General Retail with walk-up apartments	Marianne G. James (Northeast Video)			1 business (In Lieu)
67	8107 Grand Ave and 2685 E. 79th, Cleveland Ohio 44104 (SITE)	12626015 and 12626001	No data available on auditors site	Manufacturing & Assembly (Light)	POISE ENTERTAINMENT EDUCATION	some parts appear to be torn down and property not in use		No consideration given
68	2742 Grand Ave, Cleveland Ohio 44104 (SITE) Mail to 1632 Carmen Street Camden NJ 08105-1705	12620022	40,885sf	Food/Drink and processing plant and storage	Paris Foods		4	1 business
69	2770 Grand Ave, Cleveland Ohio 44104 (SITE) Mail to Amclo Group Inc at 2750 Grand Ave Cleveland Ohio 44104-	12620042	230.6 front total 25,504	Manufacturing and assembly Light	City of Cleveland	Amclo	8 (per email from Stephanie Howse)	1 business

	3160							
70	2742 Grand Ave, Cleveland Ohio 44104 (site) mail 2742 Evins, Cleveland, Ohio 44104	12620024	1369 front total 24,494sf	Food/Drink and processing plant and storage	Brandon Hironen			1 business
71	2742 Grand Ave, Cleveland Ohio 44104 (site) Mail 8630 Evins Ave., Cleveland, Ohio 44104	12620021	144.8 front total 40,903sf	Food/Drink and processing plant and storage	F & P Produce (Final Cut)			combined with above
72	2639 E 87 St., Cleveland, Ohio 44104 (site) 8701 Buckeye Rd, Rear Unit, Cleveland, Ohio 44104	12613026	85 front total 5,100sf	Auto Repair Garage	Jerry Roman (Super Service/ Peacock Autobody)			2 business
73	2622 Woodland Ave Cleveland, Ohio 44105 (Site) mail to 5SAF-Frank A. Stefenek P.O. Box 520 Gates Mills, Ohio 44040-0520 Cleveland Ohio 44103	12613035	188.8 front Total 23,040sf	Commercial Warehouse (Gen under 75,000SF)	Frank A. Stefenek, Trustee	Property appears to vacant Johns Lumber	0	No consideration given

74	8706 Woodland Ave, Cleveland, Ohio 44104	12613005	45 front total 4,050sf	commercial warehouse	Frank A. Stefenek, Trustee	Building looks like an old house no activity on the outside Access from Buckeye to 87 then down to the end of the street. No access off woodland	0	No consideration given
75	8716 Woodland Ave, Cleveland Ohio 44104 (Site) Mail to 5954 Randy Rd. Bedford Ohio 44146	12613007	40 front total 6,000sf	apt 1 to 6 units	Wilbert S & Pearline Burks	combined with the one below		1 business
76	8800 Woodland Ave, Cleveland Ohio 44104 (Site) Mail to 26412 Tryon Road, Bedford, Ohio 44146	12613008 and 123-13-010	80 front total 12,000sf and 50front total 7,500sf	Lodge Hall	Wilbert S & Pearline Burks	combined with the one above	2	combined with above
77	9005 Woodland Ave, Cleveland Ohio 44104 (Site/Mai)	12608014	317 front total 83,200	Lumber yard building supplies (Bruder Building Materials Inc.)	Edward, Lois, Robert and Janice Bruder	There are two buildings on this parcel and there is a lot of building supplies stored in and around	27	1 business
78	2538 E 93rd Street, Cleveland Ohio 44104 (Site) Mail to 2550 E. 93rd Street Cleveland Ohio 44104	12608031	175 x 335.1 = 49,715	COMMERCIAL WAREHOUSE (GEN-UNDER 75 000 SF)	GREKOPFIXBUN LLC	CBF Industries Republic Storage Site	4	1 business
78	Nevada Ave., OH 44104	12608071	39.3 front total 18,277 SF	Lumberyard and building materials	Edward & Lois Bruder (CBF Industries)			Combined with above

79	2525 E 93rd Street, Cleveland Ohio 44104 (Site) Mai to P.O. Box 202 Centerville, TN 37033	12610002	330.2 front total 72,000	General warehouse (gen under 75,000)	Jondavid Balunek	Vacant		No consideration given
80	9503 Woodland Ave, Cleveland Ohio 44104 (Site/Mail)	12610004	No information available on Auditor Cards	Manufacturing and assembly light	CET Properties LLC	A lot of equipment stored outside of building	30	1 business
81	10500 Quincy, Cleveland Ohio 44104	12611006	271.6 front and 174,240sf total	Industrial	JJC Miles Inc.	DeNaro's Hand Wash Building is vacant does not seem to be in business potentially 1 personal property move	0	1 business
82	2784 E. 75th St., Cleveland, Ohio 44104 (site) mail to 3361 Euclid Heights Blvd., Cleveland Heights, Ohio 44118	1244050	50 front total 3,200	General retail with walk up apartments	Tuzzan Limited			1 business also residential was given no consideration
83	2520 E 93rd Street, Cleveland Ohio 44104 (Site/Mai)	12608032	121.9 front total 5,000	Auto Repair (Joe's Garage)	Joseph L. Grimes	Joes Garage	2	1 Business
84	2287 E. 105th St, Cleveland, OH 44106(site) mail to LILLARD, ANITA M., 9507 BENHAM Ave, CLEVELAND, OH 44105	12120040	50 front total 5,750sf	other commercial structures	Anita M. Lillard	building under construction appears to be a small storage facility	2	1 business

85	2265 E. 105 St., Cleveland, OH 44106 (site) Mail PO Box 595, Wickliffe, Ohio 44092	12120180	69.6 front total 3,433sf	Auto Repair Garage	Gen'l Devel Ltd. (Automotive Repair)			1 business
63	2249 E. 105th St, Cleveland, OH 44106(site/ mail)	12120047		General Retail with walk up apts.	Jerry SAA	PNG Supermarket	3	1 business and residential was given consideration previously
Faith Based Structure								
ID #	Address	PPN	Lot Size	Type of Property	Owner	Note	Estimated # of EE's	Count/Type of Relocation
87	8715 Buckeye Cleveland Ohio 44105 (Site/Mail)	12613022	60 front total 6,900sf	Public Worship	Church Greater Roman Baptist	Greater Roman Baptist	3	1 Business

5.0 CONCLUSION

The three (3) Sections along the final alignment have been reviewed and the final estimated costs have been determined on Table 9 of page 13.

5.1 Impact Summary

The project as a whole is aimed at connecting I-490 to the east side neighborhoods including University Circle with a transportation infrastructure that will support the City of Cleveland's revival and economic development of large tracts of vacant industrial and residential land within the eastern end of the City.

The acquisition of right-of-way required and the associated relocation services is estimated to take no more than 24 months based on the assumptions presented in this report. At a minimum, residential property owners are required by law to be given at least a 90 day notice of an agency's intention to have the property owner vacate the property. This 90 day notice cannot be given to an occupant until a determination offer has been presented.

In reality, many businesses will require a longer lead time to find or construct, move and reestablish at their new business location. It will be very important to plan to allow the business displacements more than 12 months to vacate. This will minimize economic loss payments significantly, if they are eligible for this payment.

In any case, none of the potential displacements should require more than 24 months in completing the relocation process. It is recommended that a priority list be established outlining the business and residential relocation parcels that will require the most time during the ROW process to avoid additional relocation costs.

5.2 Special Advisory Services

After further review it appears evident that there are minimal families with children (few swing sets or toys had been noted); several multi-family units have been identified; and no physically handicapped occupants in the study area were noted at this time. If during a pre-acquisition survey, a physically handicapped occupant is identified and displaced, cooperation between Federal, Local, and other State Agencies will be a must in order to facilitate an effective, timely, and efficient relocation. The utilization of the Last Resort Housing provision will be a tool to achieve this goal, giving the opportunity to make all available housing accessible. The different types and amounts of additional assistance required may be determined by the displacing agency at the time the pre-acquisition survey is completed.

Should any unusual conditions or problems arise, such as an occupant with a low income issues, then the use of the last resort housing provision to provide additional or alternative assistance will be utilized. Methods selected to provide last resort housing assistance should be cost effective, considering all elements that contribute to total program or project costs. The use of last resort housing will allow the displacing organization the opportunity to develop innovative solutions to difficult relocation problems. Also, should it be determined that a displacee wishes

to utilize low income housing, during the relocation process this would be addressed and contact made with the appropriate agencies.

5.3 Effects on the Community

The area is primarily an urban/industrial setting with most residences concentrated near E. 55th Street on the West Section. There appears to be an adequate amount of available Decent, Safe and Sanitary housing throughout the project area and a number of vacant lots are available for new construction. The majority of residents should be able to stay in the area near shopping, schools, churches and other community facilities, if they choose.

Though there are a number of commercial displacements, there appears to be sufficient amounts of vacant structures and/or vacant land available to promote reestablishment at a new site. Again, there is a concern for the salvage yards that have been identified throughout the project. There is a potential inability to relocate within close proximity to their current locations. Any relocation of these types of operations will need to be coordinated with the City of Cleveland to lessen the impact that the planned improvement may have on these businesses.

In addition, the potential exists that some residents live in close proximity to their place of employment. Relocation of their residence or the business could affect their ability to access their work site. On the positive side, the area could see a transformation with new developments which would create additional employment opportunities within the immediate study area.

A maximum of one (1) churches may be affected, which could have a minimal impact on the immediate area. However, there are many vacant properties and land that could be utilized for this church to re-establish in the study area.

Travel patterns within the study area will likely change. However, access to community facilities such as recreation centers, shopping, schools, churches and hospitals will either be maintained or improved.

All research documentation compiled to complete this report will remain on file with ORC and is available upon request.

PICTURES OF POTENTIALLY IMPACTED STRUCTURES

FINAL ALIGNMENT RESIDENTIAL



Parcel 1- 2904 East 57th Street



Parcel 2- 2908 East 57th Street



Parcel 3- 2912 East 57th Street



**Parcel 4- 2924 East 57th Street
Considered Vacant**



Parcel 5- 5609 Francis Avenue



Parcel 6- 5615 Bower Avenue



Parcel 7- 5703 Bower Avenue



**Parcel 8- 5711 Bower Avenue
Considered Vacant**



Parcel 9- 5809 Bower Avenue



Parcel 10- 2909 East 57th Street



Parcel 11- 2913 East 57th Street



Parcel 12- 2915 East 57th Street



Parcel 13- 2919 East 57th Street



Parcel 14- 2925 East 57th Street



Parcel 15- 5705 Francis Avenue



**Parcel 16- 5707 Francis Avenue
Considered Vacant**



Parcel 17- 5713 Francis Avenue



Parcel 18- 5805 Francis Avenue



**Parcel 19- 2930 East 59th Street
Considered Vacant**



Parcel 20- 2922 East 59th Street



**Parcel 21- 2918 East 59th Street
Considered Vacant**



Parcel 22- 2912 East 59th Street



Parcel 23- 2908 East 59th Street



Parcel 24- 5710 Bower Avenue



Parcel 25- 5802 Bower Avenue



Parcel 26- 5806 Bower Avenue



Parcel 27- 6011 Butler Avenue



Parcel 28- 6103 Butler Avenue



Parcel 29- 6109 Butler Avenue



Parcel 30- 6111 Butler Avenue



Parcel 31- 6119 Butler Avenue



Parcel 32- 6121 Butler Avenue



**Parcel 33- 6201 Butler Avenue
Considered Vacant**



Parcel 34- 2863 E. 64th Street



Parcel 35- 6620 Berwick Road



Parcel 35- 6620 Berwick Road



Parcel 36- 6611 Berwick Road



Parcel 37- 6623 Berwick Road



Parcel 38- 2799 East 68th Street



Parcel 39- 2795 East 68th Street



Parcel 40- 6815 Colfax Road



Parcel 41- 2871 E 64th Street



Parcel 42- 2875 East 64th Street



Parcel 43- 2772 East 73rd Street



Parcel 44- 2773 East 73rd Street



**Parcel 45- 2777 East 73rd Street
Consider Vacant**



Parcel 46- 2783 East 73rd Street



**Parcel 47- 2684 Grand Avenue
Consider Vacant**



Parcel 48- 2680 Grand Avenue



Parcel 49- 2706 Tennyson Road



Parcel 50- 2701 Tennyson Road



Parcel 51- 2697 Tennyson Road



Parcel 52-2669 Grand Avenue



**Parcel 53- 2638 East 89th Street
Consider Vacant**



Parcel 54- 2620 East 89th Street (Right)
Consider Vacant



Parcel 56- 7521 Rawlings Avenue



Parcel 57- 7617 Rawlings Avenue
Consider Vacant



Parcel 58- 7715 Rawlings Avenue



Parcel 59- 2801 East 79th Street



Parcel 60- 10303 Quebec Avenue



Parcel 61- 2308 East 105th Street



Parcel 62- 2298 East 105th Street



Parcel 63- 2249 East 105th Street



Parcel 64- 2207 East 105th Street



Parcel 65- 2199 East 105th Street

FINAL ALIGNMENT ORGANZATION



Parcel 66- 2925-2937 East 55th Street



Parcel 15 – 5705 Francis Avenue



**Parcel 67- 8107/ 2685 Grand/ East 79th
Considered Vacant**



Parcel 68- 2742 Grand Avenue



Parcel 69- 2770 Grand Avenue



Parcel 70- 2742 Grand Avenue



Parcel 71- 2742 Grand Avenue



Parcel 72- 2639 East 87th Street



**Parcel 73/74- 2622/8706 Woodland Avenue
Considered Vacant**



Parcel 75/76- 8716/8800 Woodlawn Avenue



Parcel 77- 9005 Woodland Avenue



Parcel 77- 9005 Woodland Avenue



Parcel 78- 2538 East 93rd Street



Parcel 78- Nevada Avenue



**Parcel 79- 2525 E. 93rd Street
Considered Vacant**



Parcel 80- 9503 Woodland Avenue



Parcel 81- 10500 Quincy Avenue



**Parcel 82- 2784 East 75th Street
No residential consideration given**



Parcel 83- 2520 East 93rd Street



Parcel 84- 2287 East 105th Street



Parcel 85- 2265 East 105th Street



Parcel 63- 2249 East 105th Street

FINAL ALIGNMENT FAITH BASED STRUCTURE



Parcel 87 – 8715 Buckeye Road